



1800 & 1850 PARKWAY PLACE MARIETTA, GA

CLASS A OFFICE SPACE AVAILABLE

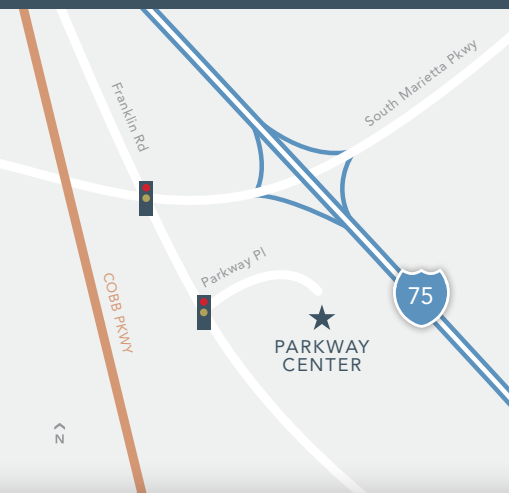
Two Class A Buildings in Cobb County
459,000 SF TOTAL

Minutes from Historic Downtown
Marietta Square

Located in State Opportunity Zone
and Marietta's GreenTech Corridor

Recent Extensive Renovations

Building Amenities: Café, Sundry
Shop, Fitness Center, Conference
Facilities, Onsite Car Detailing,
Covered Parking, Onsite Security,
Tenant Lounge, Courtyard



For leasing information, please contact:

JEFF SHAW | jeffshaw@fairleadcre.com

JIM CASWELL | jimcaswell@fairleadcre.com

 **FAIRLEAD**
Commercial Real Estate, LLC
404.907.3100



RESTAURANTS

- 1 Applebees
- 2 Chick-fil-A
- 3 Chicken Wing Cafe
- 4 Cracker Barrel
- 5 El Ranchero
- 6 Jerusalem Bakery & Restaurant
- 7 Marietta Diner
- 8 Night Owl Pizza
- 9 Subway
- 10 Tasty China
- 11 Williamson Bros BBQ

HOTELS

- 1 Courtyard Atlanta/Marietta
- 2 Drury Inn & Suites
- 3 Hampton Inn
- 4 Holiday Inn Express
- 5 Radisson

ATTRACTIONS

- 1 Cobb Civic Center
- 2 Dobbins AFB
- 3 Red Hare Brewing Co.
- 4 Southern Polytechnic State University/KSU
- 5 SunTrust Park (Future Atlanta Braves Stadium)

MARIETTA SQUARE

- 1 The Butcher, The Baker
- 2 The Earl Smith Strand Theater
- 3 Gone with the Wind Museum
- 4 La Parilla
- 5 The Local
- 6 Marietta Pizza Company
- 7 The Pressed Panini Bar
- 8 Shillings
- 9 Starbucks
- 10 Taqueria Tsunami
- 11 Willie Rae's

OPPORTUNITY ZONE

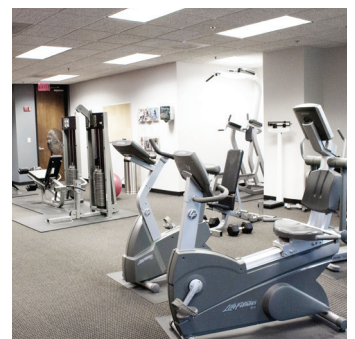
Any new tenant that relocates their business in the Marietta Opportunity Zone becomes eligible for a \$17,500 tax credit per employee over a five year period.

- No exclusions based on industry or company size.
- Tax credit claimed against 100% of the business Georgia Income Tax liability.

100 NEW EMPLOYEES

\$1,750,000 Tax Credit

SIGNIFICANT RENT REDUCTION



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